



3 Woodland Rise

Parkend, Lydney, GL15 4JX

£240,000



****NO ONWARD CHAIN**** We are pleased to present to you this Three Bedroom Semi-Detached House requiring modernisation and updating situated in the Village Location of Parkend.
****VIRTUAL TOUR AVAILABLE**** The property comprises of: Three Bedrooms, Kitchen/Dining Room, Living Room, Bathroom, W.C, Sunroom, Front & Rear Gardens, Off Road Parking.

The picturesque village of Parkend has many amenities to include two public houses, a village store and café, a holiday site with a range of facilities, playing fields and the local tourist attraction Dean Forest Railway stops in the village.



Approached via front door into:

Entrance Porch;

5'0" x 3'8" (1.54 x 1.12)

Entrance Hallway;

6'4" x 2'11" (1.94 x 0.91)

Leading to: Kitchen/Dining Room, Lounge and stairs to First Floor Landing.

Kitchen/Dining Room;

12'10" x 12'11" (3.93 x 3.96)

A range of wall units, base units and drawers, sink with drainer, free standing oven with extractor hood over, radiator, power points, lighting. Door leading to: Utility Area.

Living Room;

9'10" x 16'4" (3.02 x 4.99)

Fireplace with surround, window to front & rear aspect, radiator, power points, lighting.

Utility;

9'10" x 7'1" (3.02 x 2.16)

a range of units, power points. Door leading to: Rear Garden

Stairs to first floor landing:

10'10" x 2'7" (3.32 x 0.80)

Airing cupboard.

Bedroom One;

13'1" x 9'4" (4.00 x 2.87)

Built in wardrobe and drawer units, window to front aspect, radiator, power points & lighting.

Bedroom Two;

10'0" x 10'7" (3.07 x 3.25)

Window to front aspect, radiator, power points & lighting.

Bedroom Three;

10'2" x 6'9" (3.10 x 2.08)

Window to rear, radiator, power points & lighting

Bathroom;

4'11" x 5'6" (1.50 x 1.68)

Vanity wash hand basin, shower cubicle, radiator, window to rear aspect.

W.C;

4'11" x 2'8" (1.52 x 0.82)

W.C, radiator, frosted window to rear.

Outside;

A mix of patio and lawn areas to front and rear garden, fishpond, two sheds, enclosed off road parking.

Tel: 01594 368202



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



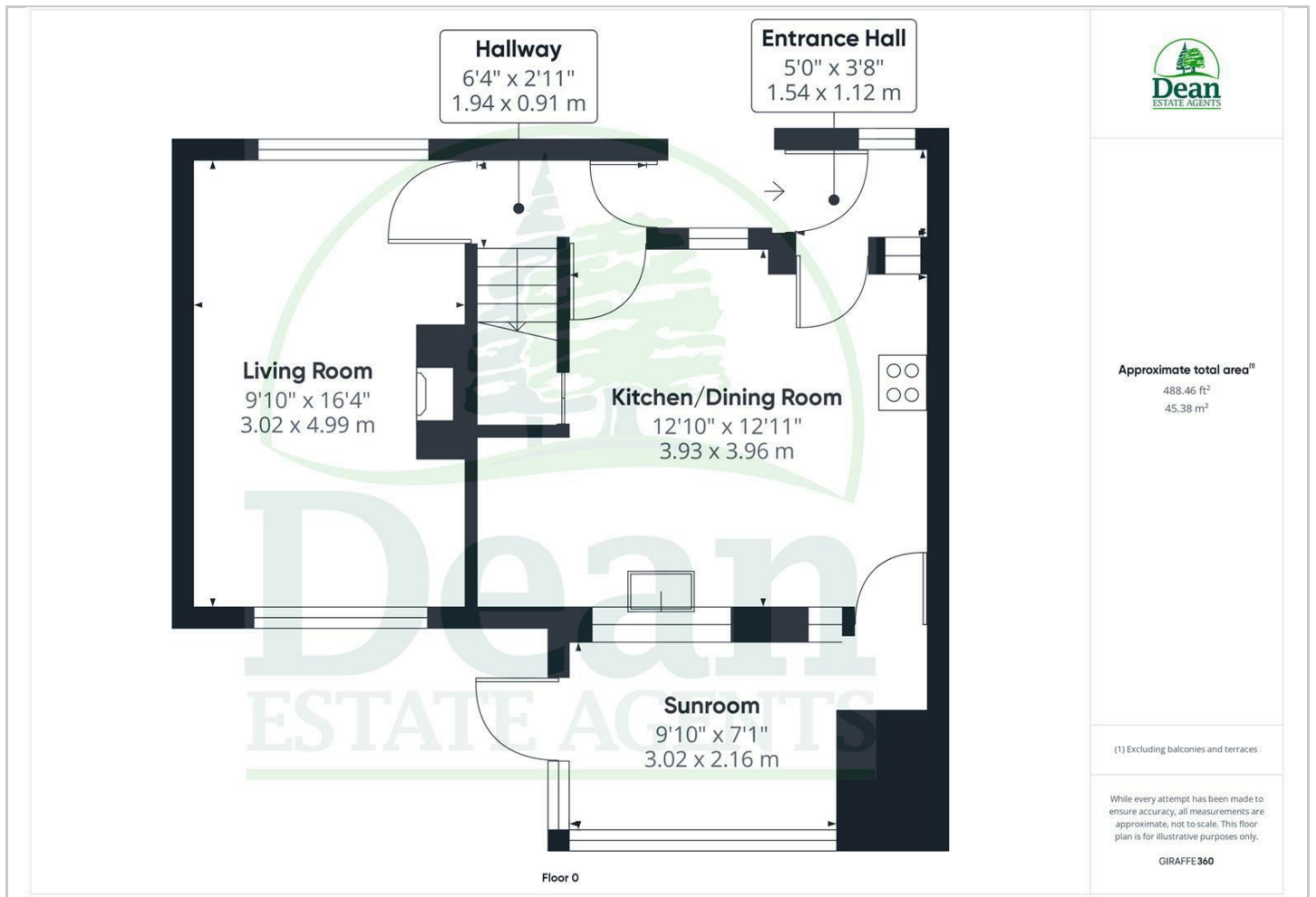
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.